

The Telematic Updating of Cadastral Data Communication in Italy

Bruno RAZZA, Italy

Key words: cadastre, digital cadastre

SUMMARY

In 2005, the Land Agency together with the Professional Surveyors activated the experimentation of the telematic updating of cadastral data communication related to the Cadastre of Buildings (DOCFA) in 9 Italian provinces. In 2006 this experimentation proceeds enlarging the number of the experimenters and of the provinces. In 2007, this kind of communication will be established in all the Italian regions.

In 2006, the necessary experimentation for the telematic updating of cadastral data communication related to the Cadastre of Lands (PREGEO) is starting and will become definitive in 2008. The telematic updating of Cadastre is both a compulsory transformation towards the progress of the Land Agency and an extraordinary advantage for Surveyors who produces a continuing cadastral updating. The Agency, so, doesn't have to receive the external technicians and documentations, and all lines of people are eliminated. Moreover, using this method, the discretion of both the presenter and the receiver is removed, as well as the verbal suspensions. The relationship Office-Users will be better, the equity of cadastral operations is guaranteed and the quality of updating data improves.

The telematic communication puts in action the digital signature of the Professional Surveyor and the technician becomes the guarantor of all the updating operation (geometrical surveys, data introduction in cadastral data bank, etc.).

The Telematic Updating of Cadastral Data Communication in Italy

Bruno RAZZA, Italy

Within the Italian Cadastral System, since March 2005, the experimentation of the telematic updating of cadastral data communication has been activated.

The principal technical acts refer to both the Cadastre of Lands and the Cadastre of Buildings.

Within the **Cadastre of Lands** the updating technical data are presented with the data processing procedure called “**Pregeo**”, which is supplied by the Administration, and they look, mainly at:

- *plans of division necessary for the subdivision of cadastral parcels and for the consequent transfer of rights;*
- *results for the introduction in map of new buildings and for the introduction in map of the enlargements to the external buildings;*
- *survey of the real state of lands.*

Within the **Cadastre of Buildings** the updating technical data are presented with the data processing procedure called “**Docfa**”, which is supplied by the Administration and look, mainly, at:

- *stacking of buildings, subdivided in real estate units with autonomous return.*

In Italy, the cadastral updating is normally carried out by technicians, professional men, most of whom are represented by Surveyors.

The updating, whose cost is paid by citizens - owners of the buildings, regard the definition and the coherent representation of buildings, necessary for fiscal and inventory goals and for the relative implication to real rights.

Since 1987 the old and manual updating procedures, the forms and the paper printed forms have gradually been replaced by data processing procedures, diffused and used now for all updating.

Thanks to a new law, in 2005 the telematic updating of cadastral data communication has been activated introducing so, within the cadastral system, a modern operative method which is functional and effective above all for the numerous advantages that offers.

The category of Surveyors, by mutual consent with the Land Agency (Cadastre), has activated a testing period in some Italian provinces.

The experimentation has concerned, first of all, the updating acts of buildings, and since 2006, gradually, also the telematic updating acts of lands has been experimenting.

Since March 2005 the experimentations of the transmission of the stacking of buildings in a telematic way have started in 8 Italian provinces, since February 2006 in other 10 ones and since May 2006 in further 16 provinces.

During 2006 the experimentation should start also in the remaining provinces to activate definitively, at the beginning of 2007, all the Cadastral Office in Italy.

The telematic updating of cadastral data communication is possible thanks to the standardization and simplification of the operative method for the treatment and the insertion of geometrical, technical and descriptive data in the cadastral data bank.

The Land Agency gives to the Surveyors an information key and password for the telematic access to the cadastral structure and for the sure recognition of the electronic digital signature of the technician who will present the act.

The Surveyor provides for the establishment of an on deposit, in a Post Office of the province in which the updating is carried out, sufficient to cover the expenditure for the necessary cadastral rights. He collects all the technical information, the signatures of holders and fulfils the necessary surveys; then he inserts all the elements of the stacking in the expected procedure and send it from his own office directly to the Land Agency by e-mail.

In this way, all the queues to the cadastral desks, the delays of the presentation and approval of the updating practices, the discretion of functionaries, the approximations and the inaccuracy within the data and the discomfort in general to which are subjected today the Italian Surveyors responsible for the Cadastre, are completely cancelled.

The office which receives the act by e-mail, controls it in short and verifies the available cash of the deposit opened by the Surveyor and sends (always by e-mail) a first receipt of the performed service.

After having verified deeply the quality of the act, it inserts the act in question in the data bank and sends the receipt of the performed positive stacking to the Surveyor.

The telematic updating of cadastral data communication is a great success also for the category of the surveyors who can so work better and with greater certitudes.

Moreover, the Surveyors take on, on behalf of the Public Administration and of their clients, a further responsibility stating to conserve in their own office the signatures of the owners and of the holders and all the original acts and affirming that their own technical act is exhaustive, precise and exact for what it represents.

Today in Italy the telematic updating of cadastral data communication is still a testing and optional procedure and the Italian Surveyors hope that this procedure becomes, as soon as possible, definitive and compulsory so to further qualify the professional figure of the Surveyor as Professional Man in the cadastral field and in the field of surveys, of topography, of law, of information technology and of telematics.

For this reason we are studying the possibility to undersign the telematic documents with a digital and electronic personal signature of the Surveyor, to make payments through a unique open account by each single surveyor at national level and to convey the transmission of all the papers entering and leaving the Office of the Surveyor through the society of telematic services of surveyors – “GEOWEB”, which already exists and is active.

If all these objectives are reached the Italian Surveyor in charge of the cadastral field will grow up becoming **a professional man able to certify the quality of real estates he deals with** in the interest of both the private client and the public Administration.

CONTACTS

Bruno Razza
Consiglio Nazionale Geometri
Via Barberini, 68
00187 Roma
ITALIA
Tel. + 39 06 4203161
Fax + 39 06 4814026
Email: presidenza@cng.it
Website: <http://www.cng.it>